



# EGYPT-EU INVESTMENT CONFERENCE

Investments Repository for Food and Water,  
Healthcare, & Education

JUNE 2024



# 4 high potential areas for food

## Crop Farming

### Value proposition

- Favorable climate and soil conditions
- Tax exemptions and subsidies for agricultural activities
- Availability of arable land at competitive pricing

### Example success stories



Daltex cultivates more than 32+ varieties within an area of 54,000 feddans

### POCs

- Egyptian Countryside development Company
- National Service Projects Company
- Ministry of Agriculture

## Food-Processing

- High demand for processed foods
- Availability of raw material, ensuring steady supply of inputs
- Competitive energy and labor costs



Danone operates a plant in Obour, which has 9 production lines and a milk reception area

- SCZone
- Ministry of Agriculture
- Ministry of Environment
- National Service Projects Company
- Several governorates

## Livestock, Poultry & Fishery

- Large and growing domestic demand for animal protein consumption
- Competitive production costs
- Advanced veterinary services and government-supported breeding programs



Large vertically integrated poultry company, operating 7 farms, hatcheries & facilities

- Fisheries authorities
- Ministry of Endowments
- Several governorates

## Logistics & Storage

- High food waste ratio (1/5 crops are treated as waste)
- Strategic direction to secure stock of strategic foods through developing and modernizing existing silos
- Advanced tech adoption
- Cost-efficient logistics



Cimbria operates a major grain silo complex in Port Said with a capacity of over 100k tons

- SCZone



# 3 high potential areas for water

## Water Desalination

### Value proposition

- Increasing demand driven by urbanization away from Nile base
- Abundant solar energy resources for cost-effective desalination processes
- Strategic public-private partnership (PPP) offering secure off-take

### Example success stories



Operates 5 desalination plants across Egypt

### POCs

- SCZone
- TSFE

## Water Reuse & Treatment

- Increased demand for advanced water management solutions
- Nation-wide adoption of advanced treatment technologies
- Expertise with large-scale wastewater treatment projects



Manages the Gabal El Asfar wastewater treatment plant with a capacity of **0.5** million cubic meters/day

### POCs

- Ministry of Housing, utilities and urban development

## Water Irrigation

- Extensive agricultural land necessitates efficient irrigation
- Government programs supporting the development & modernization of irrigation infrastructure
- Major investments in canal lining and rehabilitation
- Availability of concessional financing to support wide-scale adoption



Developed Egypt's first smart irrigation system with remote technology

### POCs

- Ministry of Agriculture



# 2 high potential areas for healthcare

## Healthcare Partnerships and Operatorships

### *Value proposition*

- Many opportunities to enhance and expand existing healthcare facilities with modern technology and management practices, ensuring quicker returns on investment
- Lower operational costs compared to many other regions, making investments more profitable while maintaining high-quality services
- Attractive incentives for investors, including tax breaks, reduced tariffs on medical equipment, & streamlined approval processes

### *Example success stories*



Siemens Healthineers and Alameda Healthcare 7y partnership to elevate Egyptian healthcare service



Cleopatra Hospitals & EBRD partnership for healthcare services renovation

### *POCs*

- *Ministry of Health and Population*

## Establishing New Healthcare Facilities

### *Value proposition*

- A growing population, expected to reach 130 million by 2030, drives increased demand for new healthcare facilities and services
- Low current beds per 1k persons compared to global average offering opportunity for expansion
- Attractive incentives for investors, including tax breaks, reduced tariffs on medical equipment, & streamlined approval processes

### *Example success stories*



Saudi German Hospitals Group establishing a new state-of-the-art hospital in Cairo

### *POCs*

- *Ministry of Health and Population*





# Crop farming



## Sector Details

### Crop Farming

Land reclamation, planting, and cultivation of various crops, including grains, fruits, vegetables, and other plant products.



### Opportunity Sample

Establishing **greenfield farms** on dedicated, serviced lands across Egypt to **plant a wide variety of crops** based on location



**Managing, operating, and renovating** farms currently in operation, including greenhouse structures

## Value Proposition

Egypt is a strong global player in agri. products, with agriculture accounting for **~\$3Bn & 8%** of total exports

Driven by a few factors...

### 1 Upstream productivity advantage

Egypt's land productivity is inline with top producers globally, frequently ranking within top producers for several crops, e.g.

3<sup>rd</sup> Strawberries

1<sup>st</sup> Onions

3<sup>rd</sup> Oranges

3<sup>rd</sup> Barley

2

### Balanced seasonal climate, allowing year-round harvest

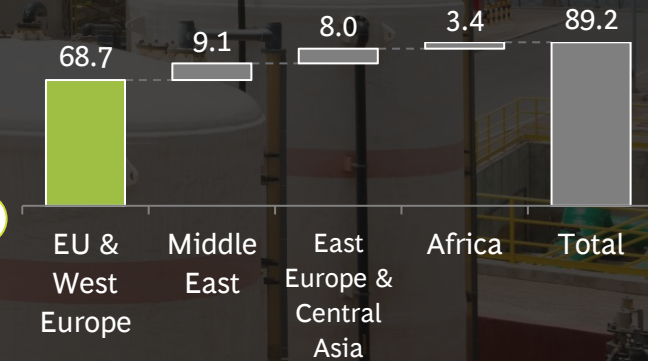
Egypt's climate supports extended harvest seasons for a wide range of crops, particularly during months when global supplies are limited, effectively filling gaps in the global market.

Crop	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Strawberries												
Dates												
Tomatoes												
Oranges												
Onions												
Potatoes												
Grapes												
Pomegranates												
Carrots												
Sweet Potato												

3

### Access to a regional horticulture market of ~\$90Bn

Total horticulture imports, \$Bn, 2022



These key success factors highlight the viability of the opportunity and underscore Egypt's strong potential for pursuing an agricultural venture

# Subsector 1 – Crop Farming | Additional high potential investment opportunities to be explored (1/2)



Opportunity	Description	Location	POCs	Type
<p>1</p> <p>↓</p> <p>4</p> <p><b>Integrated agricultural projects across the country</b></p>	<p>Multiple opportunities to establish integrated agricultural projects across Egypt. These projects offer prime locations with access to ports, robust infrastructure, competitive pricing, and suitable conditions for a variety of crops, like wheat, barley, corn, etc., as well as animal production. Locations vary and include:</p> <ul style="list-style-type: none"> <li>• Al Mughra, Marsa Matrouh: starting 238 acres</li> <li>• Al-Farafra, New Valley: 238 to 50,000 acres</li> <li>• El Minya: starting 238 acres</li> <li>• East of Siwa, Marsa Matrouh: starting from 238 acres</li> </ul>	Across Egypt	Egyptian Countryside Development Company	Greenfield/ Capex Heavy 
<p>5</p> <p><b>Manage and operate Abu Sultan farm</b></p>	<p>Abu Sultan Farm offers a unique opportunity to manage and operate a medium-tech Chinese greenhouse facility. The farm consists of two sections:</p> <ul style="list-style-type: none"> <li>- Section 1: 2.5 acres with 1,777 farmhouses.</li> <li>- Section 2: 2.5 acres with 576 farmhouses.</li> </ul> <p>The average rental price per feddan inside the greenhouse is EGP120,000 per year.</p>	Ismailia governorate	National Service Projects Organization	Asset ownership/ Operation 
<p>6</p> <p><b>Manage and operate Al-Amal village farm for protected agriculture</b></p>	<p>Manage and operate Al-Amal Village Farm in Ismailia, which includes:</p> <ul style="list-style-type: none"> <li>• Greenhouse: 360 m<sup>2</sup> each, 461 farmhouses</li> <li>• Net Agricultural House: Half an acre each, 68 houses</li> <li>• Open Cultivation: 15 acres</li> </ul> <p>Average rental price per feddan inside the greenhouse: 120,000 pounds/year.</p>	Ismailia governorate	National Service Projects Organization	Asset ownership/ Operation 

Note: As a second point of contact, you can reach out to GAFI (The General Authority for Investment in Egypt)

 Flagship

 Other High potential opportunities

# Subsector 1 – Crop Farming | Additional high potential investment opportunities to be explored (2/2)

Opportunity	Description	Location	POCs	Type
<p><b>7</b> <b>Manufacturing agricultural greenhouse</b></p>	<p>This project involves manufacturing complete greenhouse structures, production requirements for agricultural greenhouses, mobile maintenance workshops equipped for agricultural greenhouses, and high- and medium-tech greenhouses.</p>	<p>The 100,000 greenhouse projects</p>	<p>Ministry of Agriculture</p>	<p>Greenfield</p> 
<p><b>8</b> <b>Investment in R&amp;D for applying new technologies in plant breeding programs</b></p>	<p>Leverage molecular breeding, genome editing, and genetically modified crops to transform agricultural productivity and sustainability from lab to market, with a focus on adopting these biotechnologies in Egypt</p>	<p>N/A</p>	<p>Ministry of Agriculture</p>	<p>Greenfield</p> 

 *Flagship*     *Other High potential opportunities*

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# Food processing



**Title** Establishing food processing factories in West Qantara

**Sector** Food processing      **Type** Greenfield

**Opportunity Description** Non-exhaustive

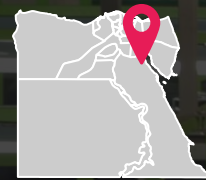


Establishing food processing factories in West Qantara in Ismailia governorate, uniquely positioned next to the Suez Canal, while near the fertile Nile Delta

Responsible Entities  
**SC°ZONE'**  
 المنطقة الاقتصادية  
 قناة السويس  
 SUEZ CANAL ECONOMIC ZONE

**Location and Infrastructure**

**Opportunity Details** Non-exhaustive



Located in Ismailia Governorate in West Qantara, benefiting from its proximity to the fertile Delta



The land offers prime opportunities for diverse food processing ventures (e.g., frozen fruits and vegetables, concentrates, grains and animal processing)



**\*Indicative financial Indicators for a fruit juice manufacturer:**



Well-supported services in the SCZONE available with essential utilities, including a 35,000 M<sup>3</sup> / day storage facility

**Investment Details**

**~\$1.4-1.8 Mn**  
Total Capex

**10y**  
Investment Schedule

**~18-22%**  
IRR over 10y

**~8-9y**  
Payback period

**~50%**  
Tax Exemption

**~\$40-45 Mn**  
NPV



Located near major maritime routes and ports for efficient logistic, facilitating exports to international markets

**Financial Performance**

**~\$70-80 Mn**  
End-state revenue

**~10-15%**  
Net profit margin

*\*Based on a preliminary business plan*

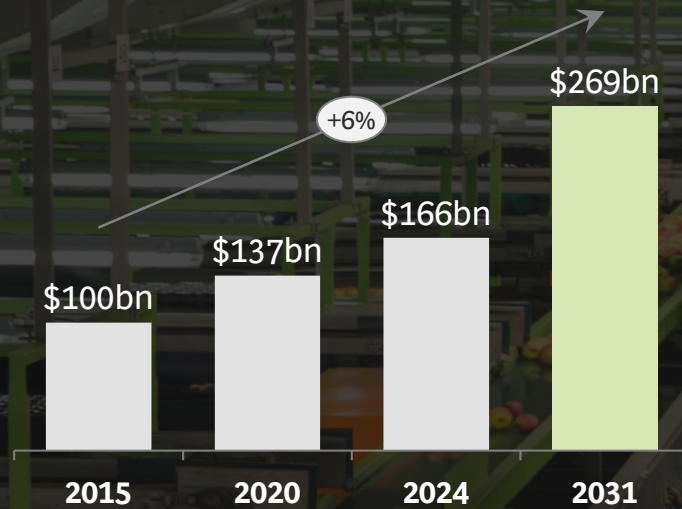


## Value Proposition

Non-exhaustive

**+6% CAGR**

Growth in the global food processing market until 2031



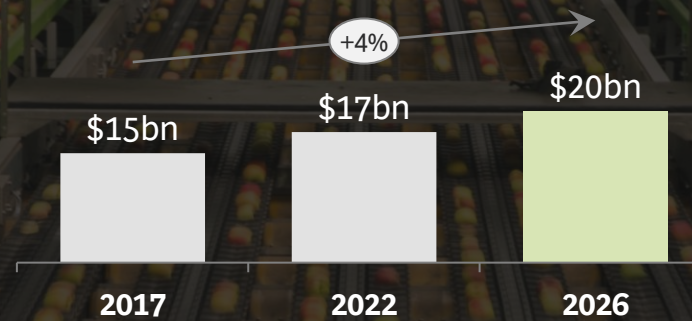
**83%**

Of the local food processing industry in Egypt is dominated by the private sector, with a strong presence of global companies

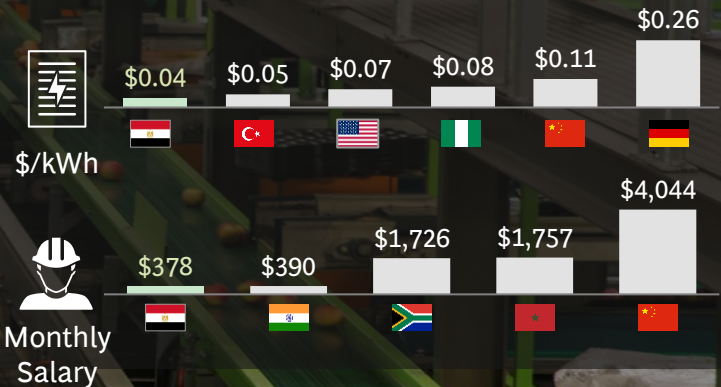


Egypt's reliable and competitively priced raw material supply offers opportunities for value-added activities, ensuring strong competitiveness in global markets

Egypt's food and beverage production is forecasted to grow at 4% CAGR ...



... with Egypt cost-competitiveness poised to capture global market share



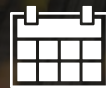
## Applicable incentives

Non-exhaustive

SCZONE Greenfield



**50% potential corporate tax reduction for 7 years**



**72 hours to obtain all permits & licenses via SCZONE one-stop-shop**



**0% Customs and value add tax**




**SCZONE especially empowered by a dedicated legal framework, with special laws governing its exports and imports**



## Subsector 2 – Food Processing | Additional high potential investment opportunities to be explored (1/6)




Opportunity	Description	Location	POCs	Type	
1 <b>Establishing a dry Sweets factory</b>	Establishing a factory to produce various types of sweets with a production capacity of 180+ tons per year	Gharbia governorate	El Gharbeya Governorate	Greenfield/ Capex Heavy	
2 <b>Establishing food processing factories</b>	Establishing food processing and agri-Business factories in West Qantara industrial zone, Ismailia governorate, uniquely positioned next to the Suez Canal and near the fertile Nile Delta	West Qantara, Ismailia	SCZONE	Greenfield/ Capex Heavy	
3 <b>Establishing a factory for Fruit Pulp, Jams and tomato sauce</b>	Establishing a factory for fruit pulp and tomato sauce, selling them as materials to produce juices and jams	Beheira governorate	El Behera Governorate	Greenfield/ Capex Heavy	
4 <b>Establishing a poultry processing factory</b>	Establishing a poultry production facility for processing and packaging poultry products, available for usufruct or participation, with land priced at approximately 2.5 million pounds and fully connected to utilities	Gharbia governorate	El Gharbeya Governorate	Greenfield/ Capex Heavy	
5 <b>Establishing a fruit and vegetable packaging factory</b>	Establishing a factory for fruit and vegetable packaging, including products like raisins, apricots, onions, and garlic, for both local and export markets	Gharbia governorate	El Gharbeya Governorate	Greenfield/ Capex Heavy	


 *Flagship*  *Other High potential opportunities*

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## Subsector 2 – Food Processing | Additional high potential investment opportunities to be explored (2/6)



Opportunity	Description	Location	POCs	Type
6 <b>Establishing a drying fruits and vegetables factory</b>	Establishing a factory for drying, manufacturing, and packaging fruits and vegetables, including apricots, grapes, onions, garlic, and potatoes, targeting domestic and export markets, including Arab, African, Asian, and European markets, with an expected production capacity of 75 tons annually	Gharbia governorate	El Gharbeya Governorate	Greenfield/ Capex Heavy 
7 <b>Establishing a pickle factory</b>	Establishing a factory to produce all kinds of pickles, including olives and various vegetables, targeting domestic and export markets such as Arab, African, Asian, and European markets, with an expected production capacity of 150 tons annually	Gharbia governorate	El Gharbeya Governorate	Greenfield/ Capex Heavy 
8 <b>Establishing a dairy assembly plant</b>	Establishing a factory for producing various dairy products, including cheese, cream, yogurt, and milk, targeting domestic and export markets such as Arab, African, Asian, and European markets, with an expected production capacity of 1.2 million tons annually	Gharbia governorate	El Gharbeya Governorate	Greenfield/ Capex Heavy 

 *Flagship*  *Other High potential opportunities*

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## Subsector 2 – Food Processing | Additional high potential investment opportunities to be explored (3/6)





Opportunity	Description	Location	POCs	Type
<b>9</b> Establishing a multi-activity factories, including refrigerators, freezing, and packaging	Establishing a multi-activity industrial zone for food and agricultural processing, including sorting and grading stations, refrigerators for freezing and cooling, drying factories, packing and packaging factories, pickling factories, olive oil production, date packaging, meat processing, dairy processing, and utilizing by-products such as volatile oils from orange peels and pectin from citrus peels	Nubariya, Behera, New Delta, Sohag & Asyut governorate	Ministry of Agriculture	Greenfield/ Capex Heavy 
<b>10</b> Manufacturing and extracting essential oils, medicinal plant extracts and sweeteners.	Establishing an industrial zone for manufacturing and extracting essential oils, medicinal plant extracts, and sweeteners from stevia, including factories for drying medicinal and aromatic plants	Beni Suef, Faiyum and Gharbia governorate	Ministry of Agriculture	Greenfield/ Capex Heavy 

Flagship
  Other High potential opportunities

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## Subsector 2 – Food Processing | Additional high potential investment opportunities to be explored (4/6)

Opportunity	Description	Location	POCs	Type	
11 <b>Establishing a factory for manufacturing Jasmine paste and fragrances</b>	Establishing an industrial zone for manufacturing Jasmine paste, extracting essential oils and other extracts from Jasmine, and producing fragrances	Shobra Blola village, Al-Gharbia Governorate and Al-Qalyubia governorate	Ministry of Agriculture	Greenfield/ Capex Heavy	
12 <b>Production of Jojoba Oil</b>	Cultivating of Jojoba using ground or treated wastewater and producing oil through cold pressing of seeds, with potential sales of seeds and by-products as animal feed. The jojoba plant is highly resilient, capable of growing in desert conditions and tolerating various types of water, including brackish water, with salinity up to 6000 ppm without affecting yield	N/A	Ministry of Environment	Greenfield/ Capex Heavy	
13 <b>Production of Prickly Pear Oil</b>	Establishing a facility for processing Prickly Pear fruits to produce Prickly Pear Oil, with oil extracted from the seeds and the pulp, peels, and seeds-meal used as by-products	N/A	Ministry of Environment	Greenfield/ Capex Heavy	
14 <b>Fish canning factory</b>	Establishing a factory for freezing, salting, drying, smoking and canning fish, in addition to producing fish oil and fishmeal.	Damietta	Damietta Governorate	Greenfield/ Capex Heavy	


 Flagship  Other High potential opportunities

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## Subsector 2 – Food Processing | Additional high potential investment opportunities to be explored (5/6)





Opportunity	Description	Location	POCs	Type
15 <b>Managing and operating a factory for animal, dairy, and meat production</b>	Manage and operate a factory with 8 fattening farms, 2 milking farms, and an automated slaughterhouse with a meat processing hall. Expected production capacity is 68,000 fattening heads, 8,000 milking heads, and a slaughterhouse processing 320 heads per day with a 15-ton daily capacity	Beheira governorate	National Service Projects Organization	Asset ownership/ Operation 
16 <b>Managing and operating a factory for animal and Dairy Production</b>	Manage and operate a factory with 5 milking farms and 1 fattening farm. Expected production capacity is 5,000 milking heads and 3,000 fattening heads	Menoufia governorate	National Service Projects Organization	Asset ownership/ Operation 
17 <b>Managing and operating a factory for animal production, dairy, and meat processing</b>	Manage and operate a factory with 2 fattening farms, an automatic slaughterhouse, a corned beef factory, and a meat processing hall. Expected capacity: 28,000 fattening heads, 320 heads per shift, 15 tons/day, and 4 million packages/year	Fayoum City	National Service Projects Organization	Asset ownership/ Operation 


 Flagship  Other High potential opportunities

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## Subsector 2 – Food Processing | Additional high potential investment opportunities to be explored (6/6)

Opportunity	Description	Location	POCs	Type
18 <b>Managing and operating a factory for animal and dairy production</b>	Manage and operate a factory with 5 milking farms and 1 fattening farm. Expected production capacity is 5,000 milking heads and 3,000 fattening heads	Matrouh governorate	National Service Projects Organization	Asset ownership/ Operation 
19 <b>Managing and Operating a Factory for animal production and meat processing</b>	Manage and operate an automated slaughterhouse with a meat processing hall and a veterinary facility. Expected production capacity: 320 heads per shift, 150 tons per day, and a veterinary quarry with a capacity of 5,000 heads.	Red Sea governorate	National Service Projects Organization	Asset ownership/ Operation 
20 <b>Managing and operating a factory for dairy production</b>	Manage and operate a factory for dairy and cheese production, including dry and semi-dry cheese. Expected production capacity is 40 tons of cheese per day	Alexandria governorate	National Service Projects Organization	Asset ownership/ Operation 
21 <b>Establish the Al-Diyabat project for meat and dairy production</b>	The project spans 206 acres in Al-Diyabat village, Akhmim Center. It includes three main parts: a vegetable farm, an animal production plant, and a dairy factory. The site features 33 barns on 55 acres, a dairy production factory, and an administration building.	Sohag governorate	Sohag governorate	Greenfield 

 Flagship  Other High potential opportunities

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Livestock, poultry and fishery



## Sector Details

Livestock, poultry and fishery

Livestock breeding, poultry farming and aquaculture to ensure food security

Opportunity Sample



Establishing livestock breeding areas



Establishing poultry farms and egg production complexes



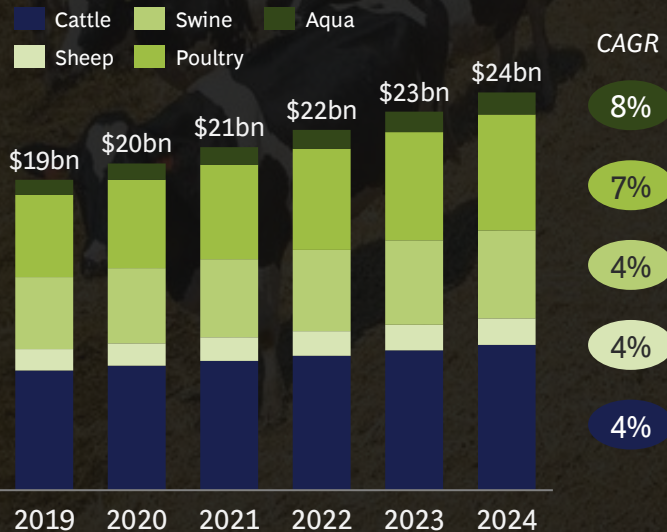
Site for fish farming at the Red Sea & Mediterranean Sea



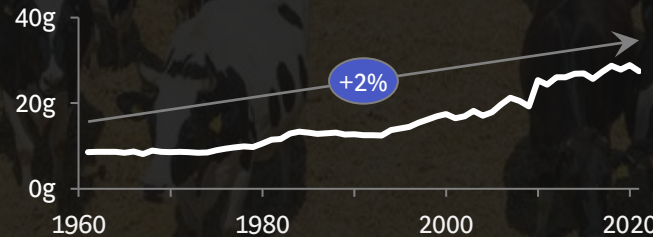
Establish an automated slaughterhouse facility

## Value Proposition

Strong growth in the global animal production market particularly in the **aqua and poultry** segments

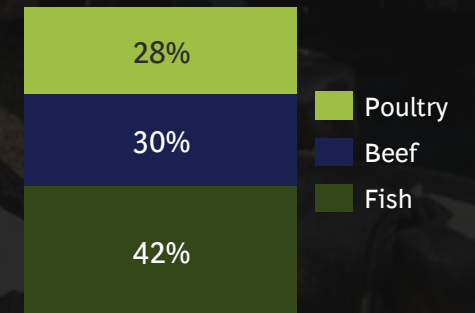


Egypt's daily per capita animal protein supply has increased by 2% CAGR ...



... and is mostly skewed towards **fish** due to its affordability

% of total market consumption



Egypt's livestock, poultry and fishery sectors offer immense investment potential with vast opportunities for growth

**100+**  
Million growing population to feed

**3.5 Mn+**  
feddans to be reclaimed, supporting animal production industry


**900+**  
Units being established, incl. veterinary units costing EGP2bn

**60%**  
vaccinated herd + available government-supported breeding program



# Subsector 3 – Livestock, Poultry, and Fishery | Additional high potential investment opportunities to be explored (1/2)




Opportunity	Description	Location	POCs	Type	
1 <b>Site for fish farming</b>	A 2 million m <sup>2</sup> area is available for fish farming. This site can be equipped with fish cages and divided into units starting from 25,000 m <sup>2</sup> each. The project aims to produce a variety of marine fish species, including golden bream, yellow fin tuna, coral, grouper, cobia, and amberjack, catering to both export and local markets	Red Sea governorate	Fisheries Authority	Greenfield/ Capex Heavy	
2 <b>Site for fish farming</b>	A 2 million m <sup>2</sup> area is available for fish farming. This site can be equipped with fish cages and divided into units starting from 25,000 m <sup>2</sup> each. The project aims to produce a variety of marine fish species, including golden bream, yellow fin tuna, coral, grouper, cobia, and amberjack, catering to both export and local markets	Matruh governorate	Fisheries Authority	Greenfield/ Capex Heavy	
3 <b>Establishing poultry farms</b>	A 149-acre land area is available for sale or rent to establish a model poultry and egg production complex. The project includes 50 poultry farms, each measuring about 3,000 square meters.	Sohag governorate	Sohag governorate	Greenfield/ Capex Heavy	
4 <b>Land suitable for poultry farming</b>	A unique investment opportunity with a 300-acre land, divided into 35 pieces with vacant poultry houses	Alexandria governorate	Ministry Of Endowments	Brownfield/ Equity play	
5 <b>Establishing the Al-Ahaywa East poultry project</b>	Establishing fattening stations for 1.5 million chickens annually, raising brood hens for 3 million eggs and 64,800 chicks, a feed factory with a 3-ton per hour capacity, an 8-acre olive farm, and an automated slaughterhouse processing 5,000 birds daily	Sohag governorate	Sohag governorate	Greenfield/ Capex Heavy	


 Flagship  Other High potential opportunities

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## Subsector 3 – Livestock, Poultry, and Fishery | Additional high potential investment opportunities to be explored (2/2)

Opportunity	Description	Location	POCs	Type	
6 <b>Establishing automated slaughterhouse &amp; meat canning facility</b>	Opportunity to establish a veterinary quarry, mechanical slaughterhouse, and meat canning facility. The 50.68 m <sup>2</sup> site is conflict-free, offering a prime location for food production project	Aswan governorate	Aswan Governorate	Greenfield/ Capex Heavy	
7 <b>Establishing Poultry and Animal Farming</b>	Opportunity to establish livestock breeding (fattening and milking) and poultry egg production projects. Located outside the urban space, the site is close to utilities (water, electricity, sanitation)	Beheira governorate	Beheira governorate	Greenfield/ Capex Heavy	
8 <b>Establishing Animal and Poultry Production Farms</b>	Establish farms for animal and poultry production with integrated service projects on 6,665 acres.	New Valley governorate	GAFI	Greenfield/ Capex Heavy	

 Flagship  Other High potential opportunities

Note: As a second point of contact, you can reach out to GAFI (The General Authority for Investment in Egypt)



The image shows three large, blue, cylindrical storage tanks in an industrial setting. The tanks are arranged in a row, with the one on the right having a metal staircase leading to a platform on its upper level. The sky is clear and blue. A dark grey semi-transparent banner is overlaid at the bottom of the image, containing the text "Logistics and storage" in white.

# Logistics and storage



**Title** Establishing Clean Dry Bulk Terminal for Grains at the SCZONE

**Sector** Logistics **Type** Greenfield Brownfield

**Opportunity Description**



Establishing an integrated complex for receiving, storing, and processing grains in Suez Canal Area

Responsible Entities



**Location and Infrastructure**



Dedicated land in Sokhna industrial area (1035k sqm) to establish facility



Well-supported services in the SCZONE available with essential utilities and infrastructure including water, electricity and transport network



Located near major maritime routes for efficient logistic, facilitating the swift export to international markets

**Opportunity Details**



Establishing, operating and managing an integrated complex for receiving, storing, processing and trading grains in the Suez Canal area to target East African and GCC markets per trade route.



Facilities include loading/unloading of grain from ships storage, preservation and recycling silos flour milling and extraction facilities.

Opportunity is split across two activities:

Port area for grain Storage, 385k sqm

Number of Cells	20 Cells x 20k Ton / phase
Storage Capacity	800k Ton
Annual Capacity	4 – 6Mn Ton
Dis/Charging Capacity	700 x 2 Ton/ hour

Logistics area for grain milling, 650k sqm

Raw Materials	900k Ton/year Semi hard/ hard wheat
Prod. Capacity	3 x 500 Ton/day (Phase 1) 3 x 500 Ton/day (Phase 2)
Finished Product	648k Ton/ year Wheat Flour
By-product	252k Ton/year Bran



*Capex:	Phase 1	Phase 2	Total
	\$75 Mn	\$78 Mn	\$153 Mn

\*Based on a preliminary business plan



## Value Proposition



**14%** or **~1.3 Bn Tons**

Of the world's grain output is lost from production to retail due to inadequate storage and handling

**15%**

Of Egypt's grains are wasted due to unsafe storage & substandard silos, leading to losses worth billions of EGP



Both global and local shortage of adequate grain storage provides ample opportunity for additional projects and innovate solutions in the market to address issue



Located on the Suez Canal, a key route passing 12% of global trade, the facility is well positioned to address the issue

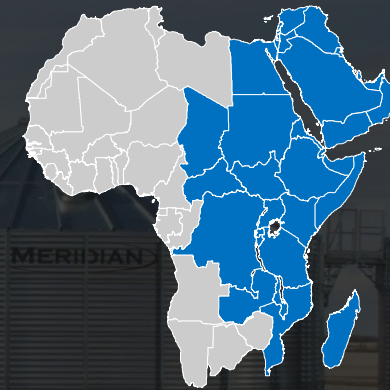


In fact, 55Mn Ton of grain per year pass through the Suez Canal, offering a great opportunity to capture market share

Focusing on target markets,

**~48 Mn Ton**

Annual market size of target grains along trade route in East Africa and GCC, of which **~70% is imported**, growing at 6% CAGR



Category	Market Size (Mn Ton/year)
Wheat	29
Wheat Flour	3.4
Barley	5.6
Soy-beans	6.7
Corn	3.6

## Applicable incentives



Discount on Tax (net profit) equivalent to **50% of the project investment costs** such that the incentive



**72 hours** to obtain **all permits & licenses** via SCZONE one-stop-shop





**0%** Customs and value add tax




**SCZONE** especially empowered by a **dedicated legal framework**, with special laws governing its exports and imports



# Subsector 4 – Logistics and Storage | Additional high potential investment opportunities to be explored

Opportunity	Description	Location	POCs	Type
1 <b>Establishing a clean dry bulk terminal for grains</b>	Establishing a grain hub for handling and storage linked to an industrial area for value-added activities, leaving superstructure responsibilities to the operator.	Sokhna Port	SCZONE	Greenfield/ Capex Heavy 
2 <b>Establishing a liquid bulk Terminal for edible oils</b>	Operating a liquid bulk terminal to handle edible oil. The infrastructure of the quay is established, the superstructure will be the responsibility of the operator	Sokhna Port	SCZONE	Greenfield/ Capex Heavy 

Note: As a second point of contact, you can reach out to GAFI (The General Authority for Investment in Egypt)

 *Flagship*  *Other High potential opportunities*



A photograph of a water desalination plant. In the foreground, several large, white, cylindrical storage tanks are visible, some with yellow bands. The plant is situated on a concrete platform overlooking a body of water. In the background, a large ship is visible on the water, and the sky is blue with scattered clouds. The text "Water desalination" is overlaid in white on a dark grey semi-transparent banner across the middle of the image.

# Water desalination



**Title** Establishing a Water Desalination Membranes Manufacturing Facility

**Sector** Water      **Type** Greenfield

**Opportunity Description** *Non-exhaustive*



This project involves establishing a manufacturing facility for high-quality water desalination membranes within the SCZONE to serve the Egyptian wider program for establishing water desalination plants around Egypt.

Responsible Entities  
**SC°Z°NE'**  
 المنطقة الاقتصادية  
 قناة السويس  
 SUEZ CANAL ECONOMIC ZONE

**Location and Infrastructure**



Dedicated land in Sokhna industrial area to establish manufacturing facility

Well-supported services in the SCZONE available with essential utilities and infrastructure including water, electricity and transport network



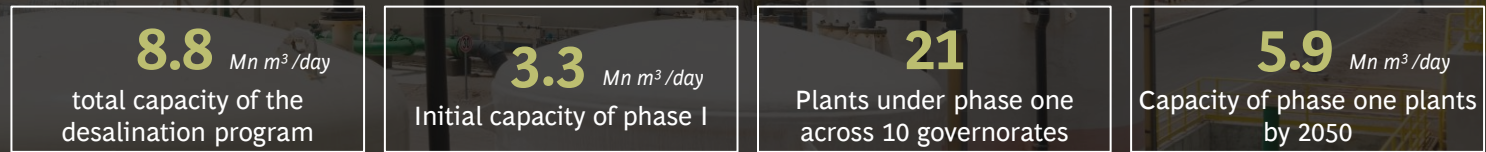
Located near major maritime routes for efficient logistic, facilitating the swift export to international markets

**Opportunity Details** *Non-exhaustive*



The opportunity supports Egypt's water desalination program, which aims to develop 21 desalination plants located in 3 coastal areas; Red Sea, Mediterranean and Suez Canal

**Overview of Egypt's desalination program**



**Strong investment opportunity for RO membranes for local and regional demand**

**>90%**  
Of desalination technology installed in Egypt use reverse osmosis

**100%**  
Of the green fuel capacity in the Egypt pipeline may need to source its water from desalination, driving the demand for high quality desalination membranes

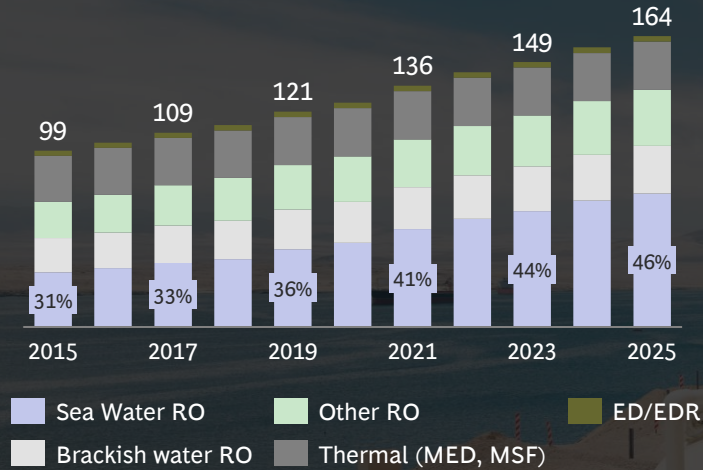


## Value Proposition

Non-exhaustive

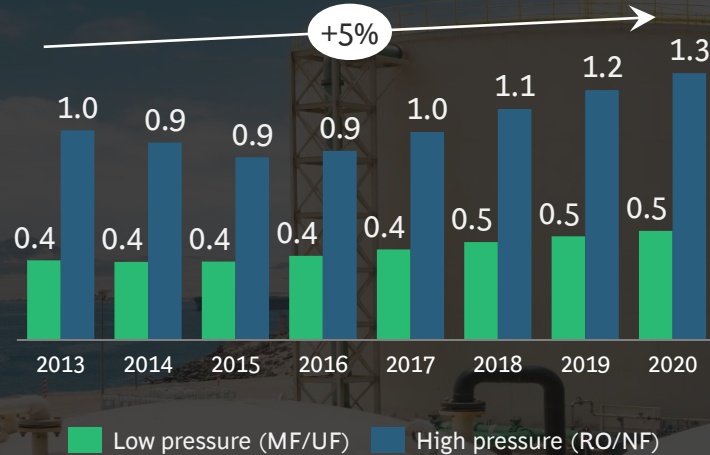
Reverse osmosis (RO) technology is the only growing capacity, with seawater RO being the fastest ...

Cumulative contracted capacity (Mn m<sup>3</sup> /day)



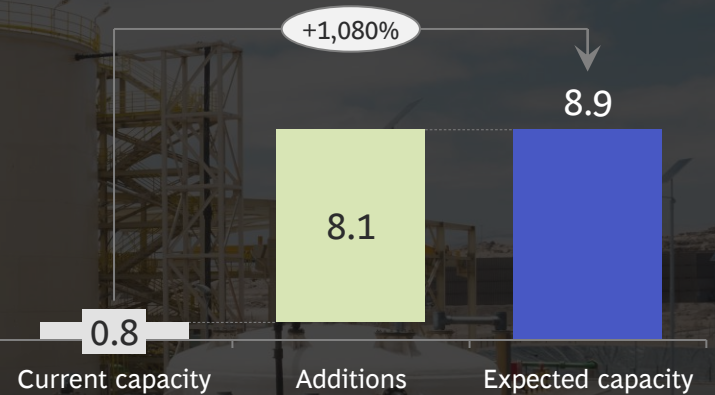
... fueling the membrane market (~\$2bn) as RO plants require 80K+ membranes for a 2-step desalination process ...

Low- & high-pressure membrane market size (\$Bn)



... With Egypt well-positioned to localize membrane manufacturing to meet growing local and global demand

Seawater desalination capacity (Mn m<sup>3</sup> /day)



## Applicable incentives

Non-exhaustive

SCZONE Greenfield



**35-55% potential tax reduction** based on scope of operations for a set number of years



**72 hours to obtain all permits & licenses** via SCZONE one-stop-shop



**0% Customs and value add tax**




**SCZONE** especially empowered by a **dedicated legal framework**, with special laws governing its exports and imports




<b>Title</b>	Establishing water desalination plants		
<b>Sector</b>	Water desalination	<b>Type</b>	Greenfield (PPP)

**Opportunity Description** *Non-exhaustive*

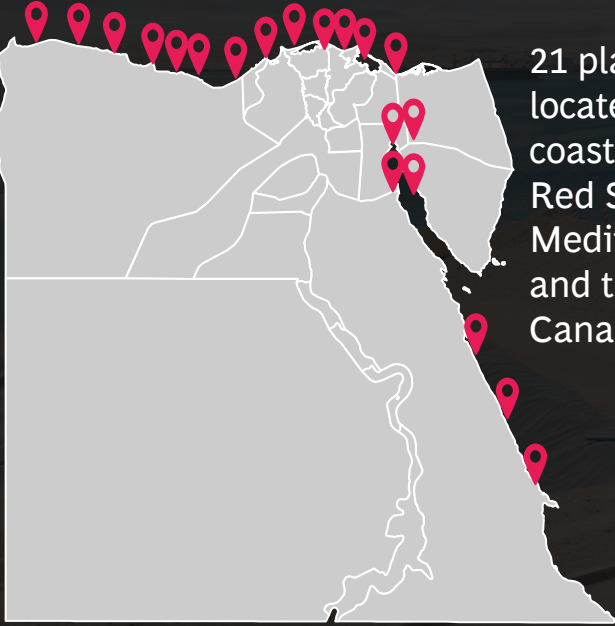


Establishing desalination under Public Private Partnerships (PPPs) as part of a wider seawater desalination program designed to reach capacity of 8.8 Mn m<sup>3</sup> /day by 2050

*Responsible Entities*



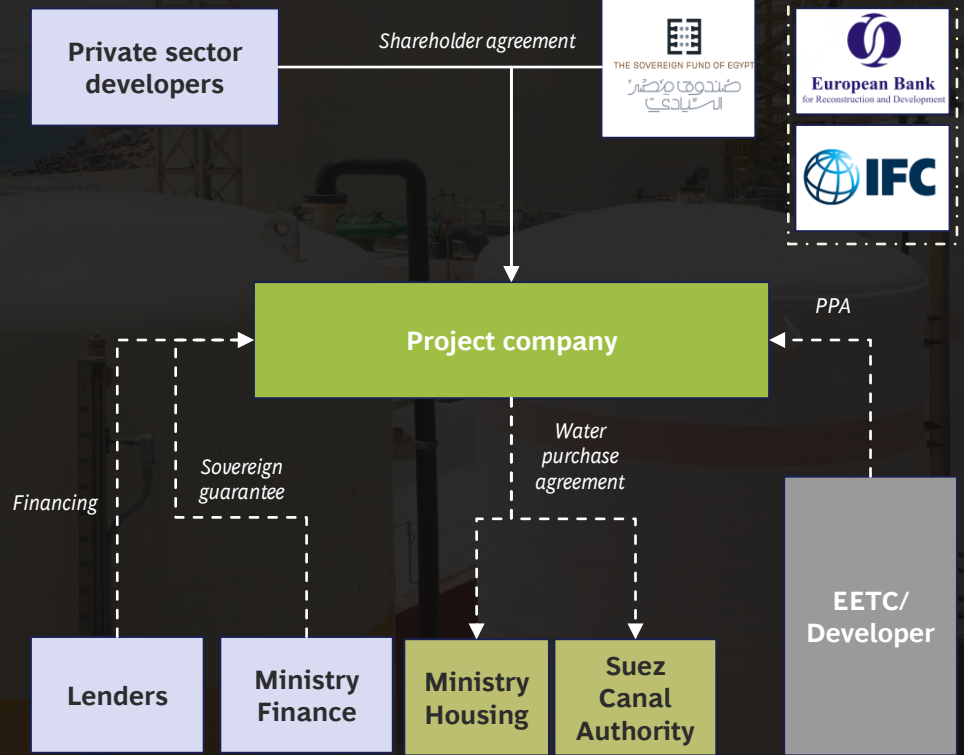
**Location and Infrastructure**



21 plants located in 3 coastal areas; Red Sea, Mediterranean and the Suez Canal

**Opportunity Details** *Non-exhaustive*

**Transaction structure**



```

graph TD
    PSD[Private sector developers] -- Shareholder agreement --> PC[Project company]
    SFE[THE SOVEREIGN FUND OF EGYPT] --> PC
    EB[European Bank] --> PC
    IFC[IFC] --> PC
    L[Lenders] -.- Financing -.-> PC
    MF[Ministry Finance] -.- Sovereign guarantee -.-> PC
    MH[Ministry Housing] -.- Water purchase agreement -.-> PC
    SCA[Suez Canal Authority] -.- Water purchase agreement -.-> PC
    EETC[EETC/Developer] -- PPA --> PC
  
```

**Program highlights**

**8.8** Mn m<sup>3</sup> /day  
total capacity of the desalination program

**3.3** Mn m<sup>3</sup> /day  
Initial capacity of phase I

**21**  
Plants under phase one across 10 governorates

**5.9** Mn m<sup>3</sup> /day  
Capacity of phase one plants by 2050



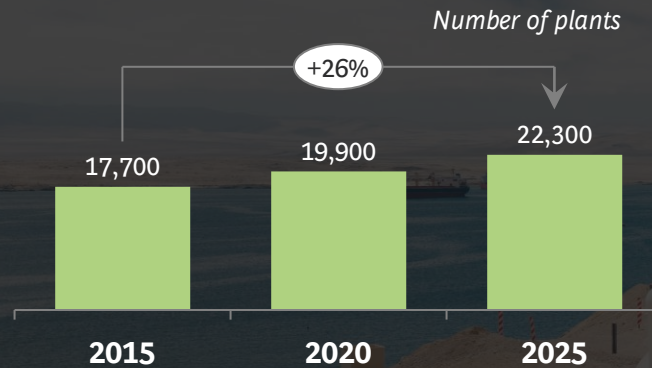
## Value Proposition

Non-exhaustive

### 25 Mn m<sup>3</sup> per day

Expected additional demand of water desalination by 2030

...With the number of desalination plants increasing by 26% over last 10y



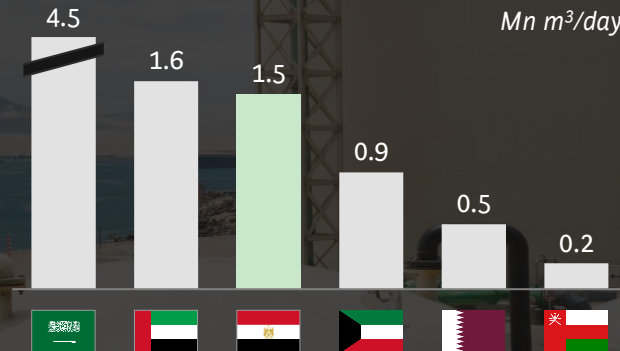
### 70%

Of the global desalination capacity is in the MENA region, a market currently worth \$4.5 bn

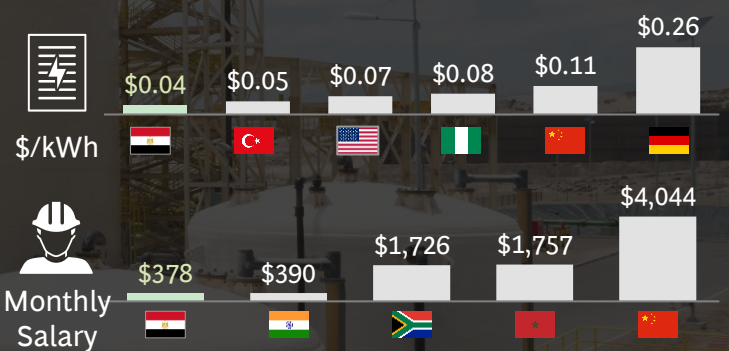


GoE aims to establish desalination plants across the country with an estimated capacity of 3.3 Mn m<sup>3</sup>/day in partnership with the private sector

90% of new desalination capacity additions by 2026 expected in MENA ...



... with Egypt well-positioned to leapfrog due to its competitive operational costs



## Applicable incentives

Non-exhaustive

Investment Law specific-incentives<sup>1</sup>



**One-stop shop** to streamline the approval process for permits and licenses



**35-55% refund** on taxes provided 50% of the project funds are foreign currency



**Up to 50% exemption** of public utility costs for 10 years





**Exemption from custom duties & VAT** on machinery and equipment needed for establishing the project



# Subsector 5 – Water Desalination | Additional high potential investment opportunities to be explored

Opportunity	Description	Location	POCs	Type
<b>1</b> <b>Establishing a Water Desalination Membranes Manufacturing Facility</b>	<p>The SCZONE aims to solidify the green hydrogen ecosystem by attracting complementary industries, including the manufacturing of water desalination membranes, to support Egypt's extensive program of establishing water desalination plants.</p>	<p>Sokhna Industrial Area</p>	<p>SCZONE</p>	<p>Greenfield/ Capex Heavy </p>
<b>2</b> <b>Establishing seawater desalination plants</b>	<p>The Government of Egypt, in partnership with the private sector, plans to establish seawater desalination plants with a potential to be powered by renewable-energy, targeting a capacity of 8.85 million m<sup>3</sup>/day by 2050 and 3.35 million m<sup>3</sup>/day by 2025</p>	<p>Nationwide</p>	<p>TSFE</p>	<p>Greenfield/ Capex Heavy </p>

 Flagship  Other High potential opportunities

Note: As a second point of contact, you can reach out to GAFI (The General Authority for Investment in Egypt)





# Water reuse and treatment



**Title** Establish a greenfield industrial wastewater treatment plant

**Sector** Water      **Type** Greenfield

**Opportunity details**



Finance, design, build and operate 1<sup>st</sup> phase on an industrial wastewater treatment plant with a capacity of 100k m<sup>3</sup> a day



The treatment plant is set to be built in an area designated for expansions of the current domestic wastewater treatment facility in Sadat City

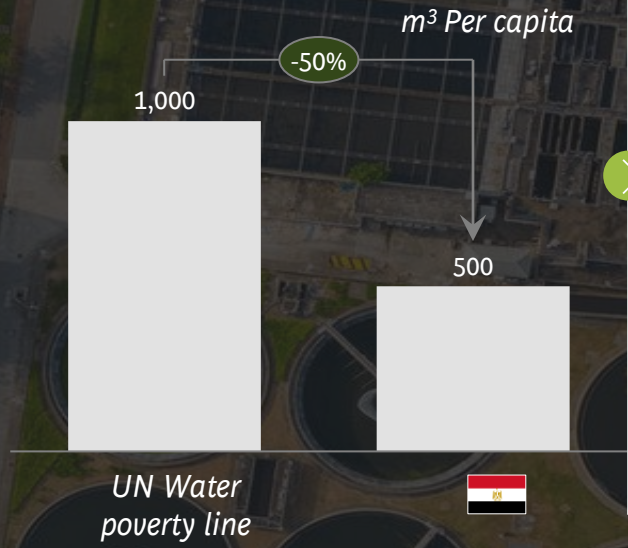


The plant focuses on industrial wastewater with a tertiary degree of treatment, with an average discharge of 70k m<sup>3</sup> a day

**Value proposition** Non-exhaustive

Egypt is one of the **driest countries**, emphasized by its annual renewable water availability per capita, **indicating severe undersupply**

To remedy this, Egypt established **590** Wastewater treatment plants with **9.3Bn m<sup>3</sup>/y** total designed capacity in collaboration with international partners, including the **largest in the world**, Bahr El-Baqr



However, Egypt is still facing a water shortage of **22.6Bn m<sup>3</sup>/y**

Especially for agricultural and irrigation uses, which consume 80% of available water resources Providing **ample opportunity for new entrants to close demand-supply gap**

**Applicable incentives** Non-exhaustive

*Investment Law specific incentives<sup>1</sup>*



**35-55% refund on taxes** provided 50% of the project funds are foreign currency



**30-50% cost reduction** on investment costs




**Exemption from custom duties & VAT** on machinery and equipment needed for establishing the project

Sources: UN; Ministry of Agriculture; Ministry of Housing; Desk Research and Analysis  
 1. Variable per each opportunity's activities and scale of operations



# Subsector 6 – Water reuse and treatment | Additional high potential investment opportunities to be explored (1/2)




Opportunity	Description	Location	POCs	Type
1 <b>1st Phase of Sadat Industrial Wastewater treatment plant</b>	Design, built, finance and Operate 1 <sup>st</sup> Phase Of Industrial wastewater treatment with a capacity 100,000 m3/day	Sadat City, Menoufia Gov.	Ministry of Housing, Utilities & Urban Communities (MHUUC) through the New Urban Communities Authorities (NUCA)	Greenfield/ Capex Heavy 
2 <b>3<sup>rd</sup> Phase of West October wastewater treatment plant</b>	Design, built, finance and Operate 3 <sup>rd</sup> Phase of West October wastewater treatment With Capacity 150,000 m3/day	New 6 October City , Giza Gov.		Greenfield/ Capex heavy 
3 <b>1st Phase of Beni Suef Industrial Wastewater treatment plant</b>	Design, built, finance and Operate 1 <sup>st</sup> Phase Of Industrial wastewater treatment With Capacity 25,000 m3/day	New Beni suef city , Beni suef Gov.		Greenfield/ Capex Heavy 
4 <b>1st Phase of New Mansoura Industrial Wastewater treatment plant</b>	Design, built, finance and Operate 1 <sup>st</sup> Phase of Industrial wastewater treatment With Capacity 10,000 m3/day	New Mansoura city , ELDakahlya Gov.		Greenfield/ Capex Heavy 


 Flagship  Other High potential opportunities

Note: As a second point of contact, you can reach out to GAFI (The General Authority for Investment in Egypt)



## Subsector 6 – Water reuse and treatment | Additional high potential investment opportunities to be explored (2/2)

Opportunity	Description	Location	POCs	Type
5 <b>Extension of Zenin Domestic Wastewater treatment plant</b>	Design, built, finance and Operate Extension Of Zenein Domestic wastewater treatment plant With Capacity 100,000 m3/day To 500,000 m3/day	In Zenein City, Giza Gov.	Ministry of Housing, Utilities & Urban Communities (MHUUC) through the Holding Company for Water and Wastewater (HCWW)	Greenfield/ Capex Heavy 
6 <b>Extension of Rashied Domestic Wastewater treatment plant</b>	Design, built, finance and Operate Extension Of Rashied Domestic wastewater treatment plant With Capacity 40,000 m3/day to reach 60,000 m3/day	In Rashid City, Beheira Gov.		Greenfield/ Capex Heavy 
7 <b>Extension of Serabeum Domestic Wastewater treatment plant</b>	Design, built, finance and Operate Extension Of Serabeum Domestic wastewater treatment plant with Capacity 70,000 m3/day to reach 205,000 m3/day	In Serabeum city, Ismailia Gov.		Greenfield/ Capex Heavy 

 Flagship  Other High potential opportunities

Note: As a second point of contact, you can reach out to GAFI (The General Authority for Investment in Egypt)



A close-up photograph of a red irrigation system arm. The arm is equipped with several black nozzles, each with a colored tip (green, red, blue). Water is being sprayed from the nozzles, creating a misty effect. The background is a blurred green field.

Irrigation



Irrigation

Implement & manufacture irrigation systems to optimize water use, boost agricultural productivity and reduce waste

Opportunity Sample



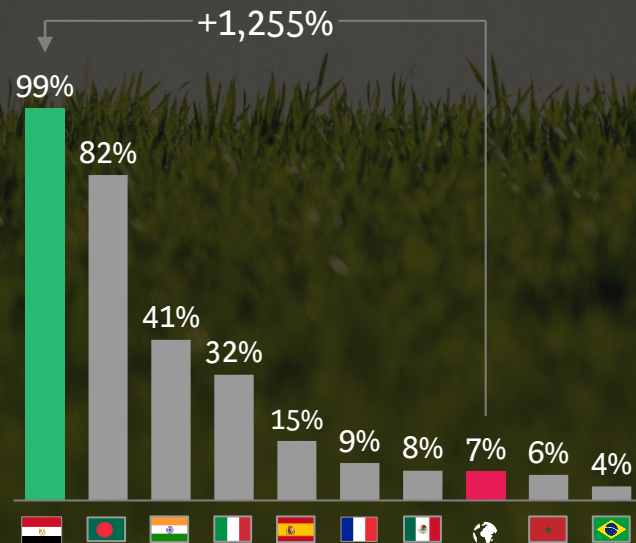
Production of modern irrigation equipment and solar panel pumps for irrigation



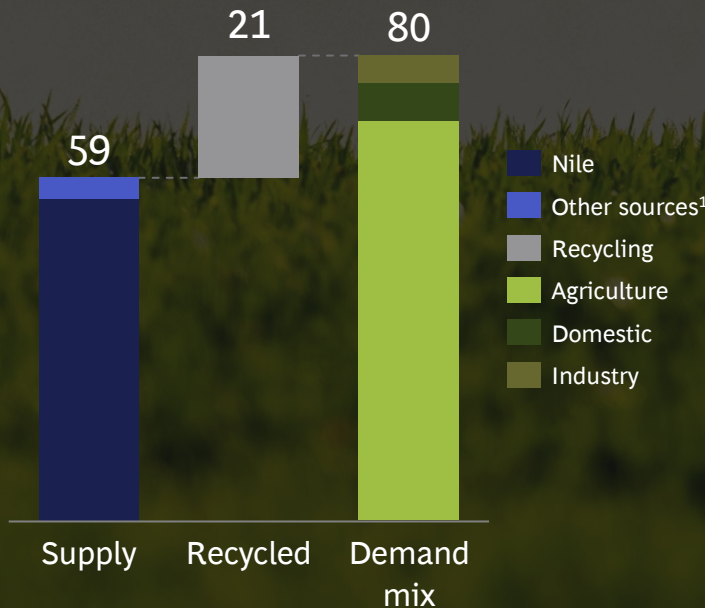
Development of smart irrigation systems using advanced technologies like automated controllers for real-time water management

Value Proposition

Egypt has the highest share of area equipped for irrigation ...



... with only ~30% of water getting recycled and reused ...



... creating an ample opportunity to invest in irrigation systems to optimize water use

>80%

Of agricultural land is irrigated using surface flooding irrigation methods

40-60%

Overall irrigation efficiency due to water-intensive irrigation techniques



+30-50%



Potential improvement by adopting water-efficient irrigation systems (e.g., drip, pivot)

1. Includes deep groundwater, sea water desalination and rainfall



# Subsector 7 – Irrigation | Additional high potential investment opportunities to be explored

Opportunity	Description	Location	POCs	Type
<b>1</b> Production of modern irrigation equipment and solar panel pumps for irrigation	Establishing a facility for the production of modern irrigation equipment and solar panel pumps for irrigation, including training beneficiaries on advanced irrigation technology	New Agricultural land	Ministry of Agriculture	Greenfield/ Capex Heavy 
<b>2</b> Manufacturing of smart equipment and machines for precision agriculture	Establishing factories to manufacture smart equipment and machines for precision agriculture, including smart sensors for soil moisture, weather data, GPS/GNSS, center pivot and linear move irrigation systems, robotics, and IoT.	N/A	Ministry of Agriculture	Greenfield/ Capex Heavy 

 Flagship  Other High potential opportunities

Note: As a second point of contact, you can reach out to GAFI (The General Authority for Investment in Egypt)





# Healthcare



**Title** Renovating and operating current hospitals as well as establishing new hospitals

**Sector** Healthcare **Type** Greenfield  
Brownfield

**Opportunity details**



Various opportunities for partnerships and operatorships with current public hospitals, including:

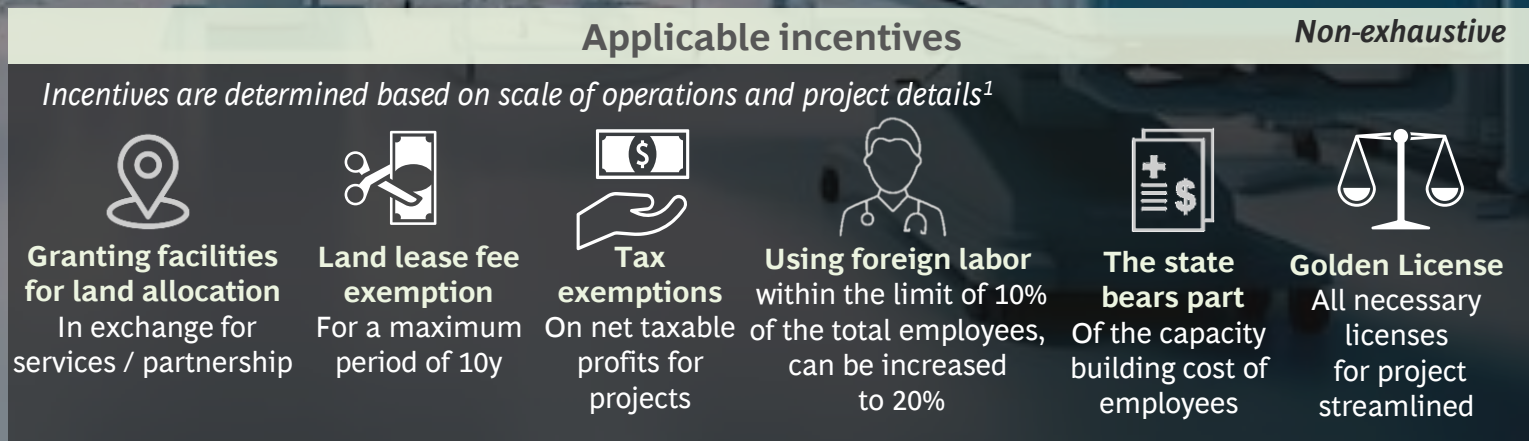
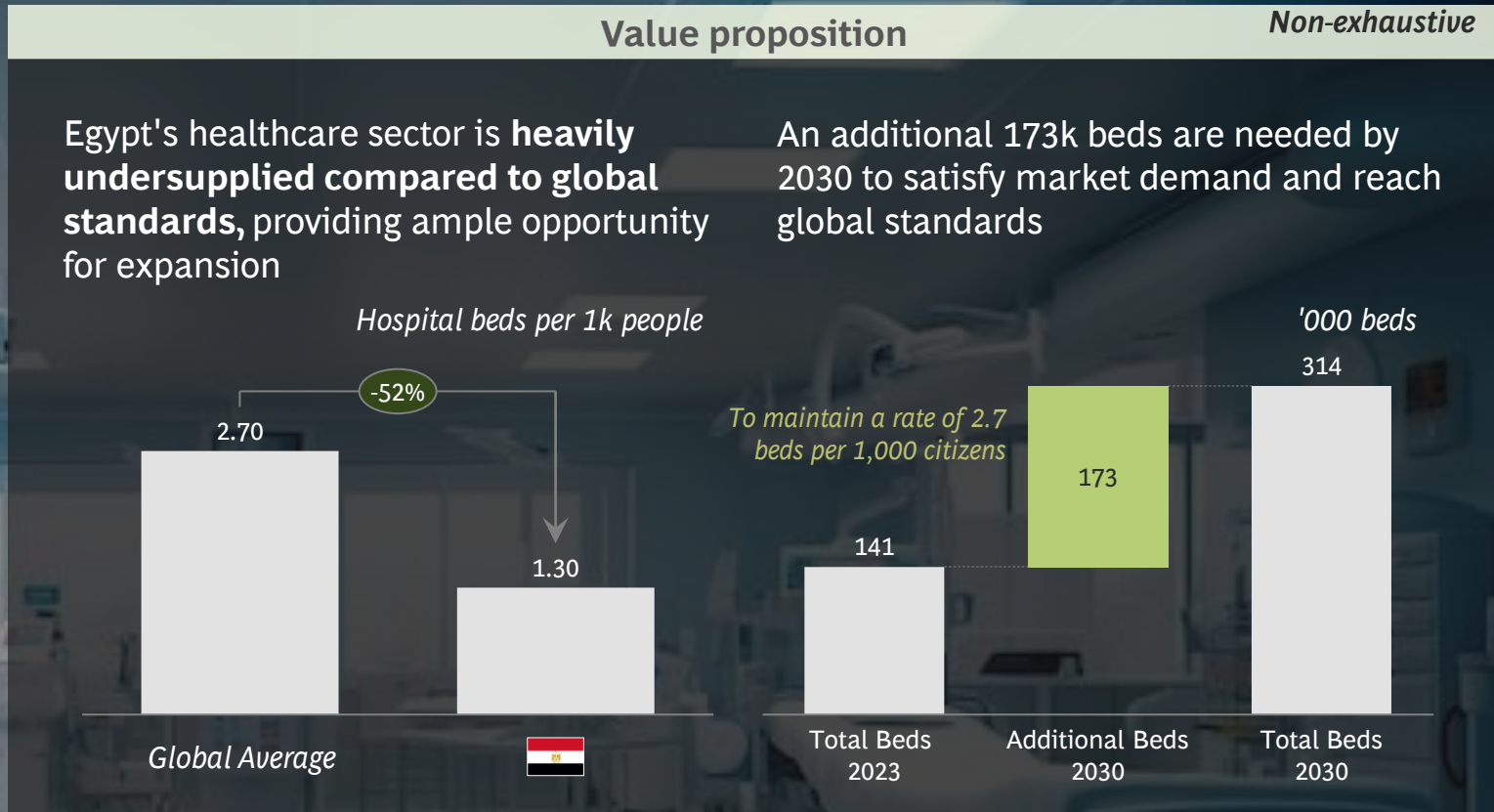
- Infrastructure development
- Equipment upgrades
- Specialized services
- Training and development
- Pharmacy and supply-chain
- Etc.



21 different opportunities to establish new hospitals on dedicated plots of land across Egypt





Contracts and deals vary based on case and context, e.g. equity investment, JVs, PPPs, management contracts, ...




1. Incentives detailed and determined according to the Ministry of Health and Population's incentive scoring system, based on 12 criteria, including number of employees, beds, innovation and research  
Source: IFC, Egypt State Information Service



# Subsector 8 – Healthcare | Additional high potential investment opportunities to be explored (I/II)

Opportunity	Description	Location	POCs	Type
<p>1 Partnerships and operatorships with hospitals</p> <p>6</p>	<p>In line with the State Ownership Policy, multiple partnerships and operatorships are available across various government hospitals, new and existing, including but not limited to:</p> <ul style="list-style-type: none"> <li>• Infrastructure development</li> <li>• Equipment upgrades</li> <li>• Specialized services</li> <li>• Training and development</li> <li>• Pharmacy and supply-chain</li> <li>• Management and operation</li> <li>• Etc.</li> </ul> <p>The hospitals in focus are:</p> <ul style="list-style-type: none"> <li>• Al-Agouza Hospital, Giza Governorate (capacity of 134 beds)</li> <li>• New Cairo Hospital, Cairo Governorate (capacity of 105 beds)</li> <li>• Heliopolis Hospital, Cairo Governorate (capacity of 165 beds)</li> <li>• Abu Teeg Hospital, Asyut Governorate (capacity of 185 beds)</li> <li>• Kom Hamada Hospital, Beheira Governorate (capacity of 262 beds)</li> <li>• Hurghada Fever Hospital, Red Sea Governorate (capacity of 63 beds)</li> <li>• New hospitals that the Ministry of Health will build</li> </ul>	<p>All over Egypt</p>	<p>Ministry of Health and Population</p>	<p>Brownfield/ Equity play </p> <p>Or</p> <p>Asset ownership/ Operation </p>



 Flagship  Other High potential opportunities

Note: As a second point of contact, you can reach out to GAFI (The General Authority for Investment in Egypt)



# Subsector 8 – Healthcare | Additional high potential investment opportunities to be explored (II/II)

Opportunity	Description	Location	POCs	Type
<p><b>7</b></p> <p><b>27</b></p> <p><b>Partnerships for establishing new Hospitals on dedicated plots of lands</b></p>	<p>The investor obtains the piece of land allocated for establishing a project in the healthcare sector with facilitation and a package of incentives to establish new hospitals, equip, and operate them.</p> <p>Multiple locations are available for establishing new hospitals, including:</p> <ul style="list-style-type: none"> <li>• New October, Giza Governorate</li> <li>• October Gardens (2), Giza Governorate</li> <li>• Tenth of Ramadan, Sharkia Governorate</li> <li>• Capital Gardens, Administrative Capital, Cairo Governorate</li> <li>• 15<sup>th</sup> of May, Cairo Governorate</li> <li>• New Cairo, Cairo Governorate</li> <li>• ElShorouk, Cairo Governorate</li> <li>• First Settlement, Cairo Governorate</li> <li>• Al Obour, Qalyubia Governorate</li> <li>• New Obour, Qalyubia Governorate</li> <li>• New Nubaria, Beheira Governorate</li> <li>• New Damietta (2), Damiete Governorate</li> <li>• New Alamein (2), Matrouh Governorate</li> <li>• New Beni Suef, Beni Suef Governorate</li> <li>• New Minya (2), Minya Governorate</li> <li>• New Qena, Qena Governorate</li> </ul>	<p>All over Egypt</p>	<p>Ministry of Health and Population</p>	<p>Greenfield/ Capex Heavy </p> <p>Or</p> <p>Asset ownership/ Operation </p>

 *Flagship*     *Other High potential opportunities*

Note: As a second point of contact, you can reach out to GAFI (The General Authority for Investment in Egypt)



# Education



## Sector Details

### Education

Develop universities and establish partnerships with international educational institutions for curriculum development and quality assurance

### Opportunity Sample



Establish and operate a university that focuses on applied sciences and technology, offering both diplomas and bachelor's degrees to meet market demand for skilled labor



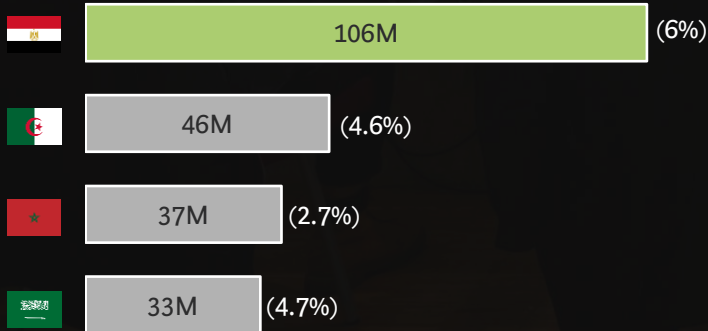
Develop and operate a research park affiliated with a university, hosting research facilities, startup incubators, and spaces for industry partnerships to foster innovation

## Value Proposition

Egypt is a strategic destination for higher education investments, driven by...

### 1 Large and increasing population...

2023 population in MENA region, (% growth vs 2020)



### 2 ... that is young and increasingly educated...

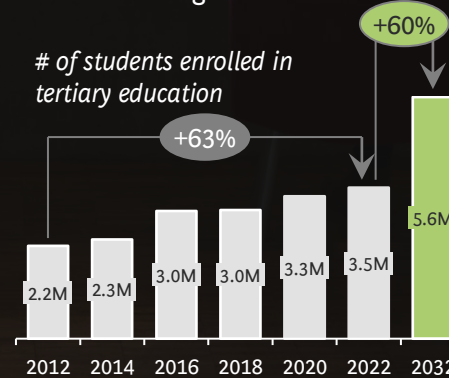
Median age among peer countries



Tertiary education enrollment has been steadily increasing and is expected to grow by an additional **60%** from 2022 to **2032**

A **youthful population** is ideal for higher educational investments as many are entering and progressing through education

# of students enrolled in tertiary education




### 3 ... which is already leading to the establishment of new universities

50


new universities will be built by 2032 to accommodate the increase in student enrollments

... showing the growing demand for high-quality education facilities

# Subsector 9 – Education | Additional high potential investment opportunity to be explored

Opportunity	Description	Location	POCs	Type
<p><b>1</b> Manage and operate the Saxony Egypt University</p>	<p>The Saxony Egypt University for Applied Science &amp; Technology is a new educational initiative established through a joint venture between Al Ahly Capital Holding and CIRA Education. Located in Badr City, the university aims to accommodate 32,000 students across 16 faculties, offering diplomas and bachelor's degrees in fields such as Management Technology, Healthcare Technology, Mechanical Engineering Technology, and Electrical Engineering Technology. The project, with phase 1 set to commence in the 2024/2025 academic year, has an investment cost of EGP 925Mn (USD 19.25Mn). The university will provide students with practical training and global recognition, having secured all necessary approvals and awaiting a presidential decree to commence operations.</p>	<p>Badr City</p>	<p>Al Ahly Capital</p>	<p>Asset ownership/operation </p>

Note: As a second point of contact, you can reach out to GAFI (The General Authority for Investment in Egypt)

 Flagship  Other High potential opportunities



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# Contact details

## Investment repository POCs | Contact details (1/2)

Entity	Name	Position	Email	Phone number
<b>SCZone</b>	Mr. Nader Kamel Mrs. Rasha Ashmawy	Investment Promotion Manager	<a href="mailto:nader.kamel@sczone.eg">nader.kamel@sczone.eg</a> <a href="mailto:Rasha.Ashmawy@sczone.eg">Rasha.Ashmawy@sczone.eg</a>	+2 01003216111 +2 01033933974
<b>TSFE</b>	Mrs. Noha Khalil	Chief Strategy & Business Development Officer	<a href="mailto:nkhalil@sovfundegypt.edu">nkhalil@sovfundegypt.edu</a>	+20 1005666425 +20 1220009578
<b>Fisheries Authority</b>	Mr. Ahmed Mahmoud	Senior Economic Researcher investment map-promotion sector GAFI	<a href="mailto:a.mustafa@gafinet.org.eg">a.mustafa@gafinet.org.eg</a>	+20 1002283616
<b>National Service Projects Organization</b>	General Mohamed Abdel-Ghani Mahmoud	Head of Corporate Branch/Planning Department	<a href="mailto:nspo@nspo.com.eg">nspo@nspo.com.eg</a>	+20 1006027545
<b>Ministry of Housing, utilities and urban communities</b>	Mr. Mohamed Moawad	Deputy Directory, Program Management Unit	<a href="mailto:Mohamed_Moawad@mhud.gov.e.g">Mohamed_Moawad@mhud.gov.e.g</a>	+2 01005124847
<b>Egyptian Countryside Development Company</b>	Mr. Ahmed Mahmoud	Senior Economic Researcher investment map-promotion sector GAFI	<a href="mailto:a.mustafa@gafinet.org.eg">a.mustafa@gafinet.org.eg</a>	+20 1002283616
<b>Ministry of Environment</b>	Mr. Mohammed Esaway	Assistant Minister of planning, investment and institutional support	<a href="mailto:meissawy@moenv.gov.eg">meissawy@moenv.gov.eg</a>	+20 1060006544
<b>Al Ahly Capital</b>	Mr. Sherif Talaat	Vice President	<a href="mailto:sherif.talaat@alahlycapital.com">sherif.talaat@alahlycapital.com</a>	+20 1091909991

Note: As a second point of contact, you can reach out to GAFI (The General Authority for Investment in Egypt)



## Investment repository POCs | Contact details (2/2)

Entity	Name	Position	Email	Phone number
<b>Ministry of Agriculture</b>	Mrs. Shireen K. Assem Abdel-Halim	Vice President of Agricultural Research Center (ARC)	<a href="mailto:shireen.assem@arc.sci.eg">shireen.assem@arc.sci.eg</a> <a href="mailto:shireen_assem@yahoo.com">shireen_assem@yahoo.com</a>	+2 01223552435
<b>Ministry Of Endowments</b>	Mr. Osama Ahmed Mahmoud Sahih	Project Manager	<a href="mailto:Osama.ahmed@awkaf.gov.eg">Osama.ahmed@awkaf.gov.eg</a>	+2 01115511299 +2 01010827472
<b>Ministry of Health &amp; Population</b>	Mrs. Yasmine Abd-Elhaleem Fayez Mrs. Zeinab El-Sadr	Technical officer Director General, Health Information Sources	<a href="mailto:yasmenaelhalem@gmail.com">yasmenaelhalem@gmail.com</a> <a href="mailto:zelsadr@gmail.com">zelsadr@gmail.com</a>	+2 01010071371 +2 01002222518
<b>El Gharbeya Governorate</b>				
<b>El Behera Governorate</b>				
<b>Damietta Governorate</b>				
<b>Sohag Governorate</b>				
<b>Aswan Governorate</b>				
<b>New Valley Governorate</b>				
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Note: As a second point of contact, you can reach out to GAFI (The General Authority for Investment in Egypt)

**Thank you**